

ORDINANCE NUMBER 25-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 66.55 acres of real property located south of CR-44 and east of Hicks Ditch Road and more particularly described herein; and

WHEREAS, on **July 17, 2025**, the Local Planning Agency held a Public Hearing to consider the adoption of a Large-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on **July 17, 2025**, the City Commission held the 1st Public Hearing to accept the Local Planning Agency's recommendation to transmit the Large-Scale Future Land Use Amendment contained herein to the State of Florida for review;

WHEREAS, on _____, **2025**, the City Commission held a Public Hearing to consider the Adoption of the Large-Scale Future Land Use Amendment contained herein after the State of Florida has found the proposed amendment in compliance.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Low in Lake County to Suburban Residential (SR) within the City of Eustis:

Parcel Alternate Key: 2704365, 1214041, and 3803090

Parcel Identification Numbers: 01-19-26-0001-000-01800, 01-19-26-0002-000-00200 and 24-18-26-0450-044-00000

Legal Description:

AS PROVIDED BY ALLEN & COMPANY -SURVEYING AND MAPPING LLC ALTA DATED 10/14/2024

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

EUSTIS MEADOWS, TOWN PLAT THAT PART OF BLK 44 & THAT PART OF PARCEL KNOWN AS RESERVATION & CLOSED STREET WITHIN ADJACENT TO SAID BLK AS DESCRIBED IN ORB 296 PG 616 AS FOLLOWS: FROM SW COR OF SE 1/4 OF SW 114 OF SEC 36-18-26 RUNS 89DEG 28MIN 22SEC E 25.01 FT TO E'LY R/W LINE OF HICKS DITCH RD FOR POB, RUN N 02DEG 08MIN 52SEC E 21.64 FT, N 82DEG 49MIN 48SEC E 816.72 FT, N 85DEG 40MIN 46SEC E 304.36 FT TO SW'LY R/W LINE OF HWY 44-A, SE'LY ALONG SAID SW'LY R/W LINE TO S LINE OF SEC 36, W ALONG SAID S LINE OF SEC TO POB--LESS RD R/W--PB 1 PG 2, LYING AND BEING IN LAKE COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER. THE COMPANY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS LEGAL DESCRIPTION.

PARCEL 2:

GOVERNMENT LOT 2, LYING SOUTH OF STATE ROAD 452A, AND GOVERNMENT LOT 3, LESS THE SOUTH 660FT., SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 660 FEET OF GOVERNMENT LOT 3, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET; THENCE RUN N 89°19'09" W, 116.09 FEET; THENCE RUNS 01°21'49" W, 305.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W ALONG SAID SOUTH LINE 464.24 FEET TO POINT OF BEGINNING.

AND LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE S 02°22'48" W, 305.00 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 TO A POINT 464.24 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 01°21'49" E, 305.04 FEET; THENCE RUN S 89°19'19" E, 116.09 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE WEST 25 FEET THEREOF.

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

SECTION 3.

Conflict: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

Severability: That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

Effective Date: That the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 2025.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 7th day of August 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public- State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-17 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

Exhibit A

